

**Certificate of Notice Page 1 of 3**  
United States Bankruptcy Court  
Eastern District of Pennsylvania

In re:  
Charles Stewart Cohen  
Ofelia Cohen  
Debtors

Case No. 18-12705-amc  
Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Randi  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 2

Date Rcvd: Oct 09, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 11, 2018.

db +Charles Stewart Cohen, 333 Rosemary Lane, Narberth, PA 19072-1119  
jdb +Ofelia Cohen, 246 Stoneway Lane, Merion Station, PA 19066-1820

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Oct 11, 2018

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 2, 2018 at the address(es) listed below:

GARY F SEITZ on behalf of Trustee GARY F. SEITZ gseitz@gsbblaw.com  
GARY F. SEITZ gseitz@gsbblaw.com, gfs@trustesolutions.net  
GARY F. SEITZ on behalf of Trustee GARY F. SEITZ gseitz@gsbblaw.com, gfs@trustesolutions.net  
HOLLY SMITH MILLER on behalf of Trustee GARY F. SEITZ hsmiller@gsbblaw.com  
HOLLY SMITH MILLER on behalf of Debtor Charles Stewart Cohen hsmiller@gsbblaw.com  
HOLLY SMITH MILLER on behalf of Joint Debtor Ofelia Cohen hsmiller@gsbblaw.com  
JASON BRETT SCHWARTZ on behalf of Creditor Financial Services Vehicle Trust  
jschwartz@mesterschwartz.com, jottinger@mesterschwartz.com  
KEVIN P. CALLAHAN on behalf of U.S. Trustee United States Trustee kevin.p.callahan@usdoj.gov  
MICHAEL A. CATALDO2 on behalf of Debtor Charles Stewart Cohen ecf@ccpclaw.com,  
igotnotices@ccpclaw.com  
MICHAEL A. CATALDO2 on behalf of Joint Debtor Ofelia Cohen ecf@ccpclaw.com,  
igotnotices@ccpclaw.com  
MICHAEL A. CIBIK2 on behalf of Debtor Charles Stewart Cohen ecf@ccpclaw.com,  
igotnotices@ccpclaw.com  
MICHAEL A. CIBIK2 on behalf of Joint Debtor Ofelia Cohen ecf@ccpclaw.com,  
igotnotices@ccpclaw.com  
REBECCA ANN SOLARZ on behalf of Creditor Wilmington Savings Fund Society, FSB, d/b/a  
Christiana Trust, not individually but as Trustee, ET AL. bkgroup@kmlawgroup.com  
United States Trustee USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 14

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Charles Stewart Cohen  
Ofelia Cohen

Debtor(s)

Wilmington Savings Fund Society, FSB, d/b/a  
Christiana Trust, not individually but as Trustee for  
Pretium Mortgage Acquisition Trust  
Movant

vs.

Charles Stewart Cohen  
Ofelia Cohen

Debtor(s)

Gary F. Seitz Esq.

CHAPTER 7

NO. 18-12705 AMC

11 U.S.C. Section 362

**ORDER**

AND NOW, this 2nd day of October, 2018 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Sections 362), is modified with respect to the subject premises located at 333 Rosemary Lane, Narberth, PA 19072 ("Property), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



Ashely M. Chan  
United States Bankruptcy Judge

Charles Stewart Cohen  
333 Rosemary Lane  
Narberth, PA 19072

Ofelia Cohen  
246 Stoneway Lane  
Merion Station, PA 19066

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